

# ZONING BOARD OF ADJUSTMENT SE07-4 CASE REPORT

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## REQUEST FOR SPECIAL EXCEPTION:

A special exception listed as Section 18-200(I) of the Zoning Ordinance to allow off-site parking on an adjacent lot.

The Zoning Ordinance allows off-site parking facilities after the granting of a special exception by the Zoning Board of Adjustment.

## LOCATION:

Mapsco Page 82D

South of West Randol Mill Road and east of Magnolia Street with the approximate addresses being 900 West Randol Mill Road and 906 West Randol Mill Road.

Council District 1    Central Sector

## CURRENT ZONING:

“NS” (Neighborhood Service) and “CS” (Community Service)

## CURRENT USE:

Medical office building and undeveloped area

## PLAT INFORMATION:

Lot 4 Block 1, Arlington Memorial Hospital Addition; and Lot 3R Block A, Magnolia Heights Addition

APPLICANT: Tom Rutledge                      PHONE:    817.336.5773

OWNER: Jon M. Sullivan, Jr., Texas Health Resources

ZBA HEARING DATE: November 12, 2007

## ANALYSIS:

The site, which is located on the south side of West Randol Mill Road and the east side of Magnolia Street, consists of two platted lots. One of the lots contains the Professional Plaza of Arlington medical office center, and the other, the Arlington Cancer Center. The owner of the Professional Plaza wishes to remodel the building. As parking standards have changed since the Professional Plaza was first constructed, the existing site is not large enough to accommodate the new building and the amount of parking that would be required using current standards. Therefore, the applicant is requesting a Special Exception for off-site parking. The proposed site for the off-site parking lot is located on the adjacent parcel, which contains the Arlington Cancer Center. However, the piece of the property that would be used for additional parking is located to the west of the Cancer Center at the southeast corner of West Randol Mill Road and Magnolia Street, approximately 220 feet from the Professional Plaza. This land is currently undeveloped.

The parking analysis for this development indicates that the new medical office building would require 381 parking spaces; however, only 337 spaces are displayed on the site plan for this building. The applicant is requesting a special exception in order to provide the other 44 spaces on the off-site lot. The proposed site plan also displaces 12 of the Arlington Cancer Center's parking spaces in order to provide access between the buildings and the new parking lot. These spaces are also accounted for in the new parking lot, for a total of 56 spaces in the off-site lot. Because this parking lot is located on the same property as the Arlington Cancer Center, the proposed change would not reduce the total number of spaces that are currently provided for the Cancer Center. Texas Health Resources, the parent company of Arlington Memorial Hospital, is the owner of both properties and has consented to the proposed parking arrangement.

The Board may grant special exceptions for off-premise parking when:

1. The proposed parking facility is on a platted lot within 300 feet of the principal use property; and
2. The principal use is located in an "O" or less restrictive district and the proposed parking is located in the same or more intensive district in which the use is first permitted.

## CONCLUSION:

Staff has reviewed the proposed request against the criteria listed above. The proposed parking arrangement satisfies the conditions of the Ordinance. A signed off-premise parking agreement has been submitted and will be filed if the request is approved.

Property Owner Notices Mailed: 23  
Letters of Support Received: ---  
Letters of Opposition Received: ---

## ATTACHMENTS:

Location Map  
Photos